

**CITY OF PROVIDENCE
PUBLIC NOTICE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903
AUGUST 14, 2007**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, August 28, 2007 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

On July 24, 2007, the following members voted to continued the following matter for hearing:

KELLY, WOLF, STROTHER, EGAN & VARIN

5:30 P.M.

CHERYL & GLENN JAROS: 127-129 Pleasant Street, Lot 325 on the Tax Assessor's Plat 8 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed increase in the number of dwelling units within the existing building from two to three units. The applicant is requesting a dimensional variance

relating to provisions governing lot area per dwelling unit, whereby R-3 regulations require that a three-family use be located on a lot having no less than 6,000 square feet of land area. The lot in question contains approximately 4,000 square feet of land area.

NEW MATTERS

5:30 P.M.

MATTHEW BIRD: 59 John Street, Lot 652 on the Tax Assessor's Plat 16 located in a Residential R-2 Two-Family Zone; to be relieved from Section 403(B) in the proposed construction of a new 1,228 square foot garage with recreation room and deck. The main structure is legally being utilized as a single-family dwelling. The applicant is requesting a dimensional variance for the new accessory structure, whereby the height is restricted to 20 feet and the proposed garage would sit at a height of 25 feet, measured from grade to peak. The lot in question contains approximately 10,303 square feet of land area.

**WALMART REAL ESTATE, OWNER AND DOMESTIC BANK,
APPLICANT:**

51 Silver Spring Street, Lot 63 on the Tax Assessor's Plat 100 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 200, 200.3, 200.6, 206.5 and 607.4 in the proposed installation of a 10' x 2' wall sign attached to the façade of the existing building. The new sign would identify the existing bank. The applicant is requesting a dimensional variance from regulations governing the total area of all

signs permitted on the property. The lot in question contains approximately 453,030 square feet of land area.

YALINDA RODRIGUEZ, OWNER AND DAVID L. JOHNSTON, APPLICANT: 4 & 6 Lucy Street, Lots 63 & 66 on the Tax Assessor's Plat 94 located in a Residential R-2 Two-Family Zone; to be relieved from Section 204.2 and 304 in the proposed construction of a 25' x 44' single-family dwelling on lot 63. The existing one-family dwelling on lot 66 will remain unchanged. Each lot contains 3,800 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in lot size, each containing 3,800 square feet of land area, and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on lot 63 where further relief is being requested from regulations governing lot area and lot width.

7:00 P.M.

WAMPANOAG INVESTMENTS, LLC, OWNER AND BOBER CONSTRUCTION GROUP, LLC, APPLICANT: 301-303 & 315 Broadway and 132 Vinton Street, Lots 777, 779 and 645 on the Tax Assessor's Plat 28 located in a R-P Residential Professional Zone, Residential R-3 Three-Family Zone and the Broadway Historic District. The applicant is requesting a special use permit pursuant to Section 701 in the proposed development of lot 777 (301-303 Broadway) as accessory parking for the legally existing office building located on lot 645 (132 Vinton Street). The lots in question total approximately 11,833 square feet of land area.

DAVID A. REYNOLDS: 57, 61 & 63 Leah Street, Lots 620, 621 & 622 on the Tax Assessor's Plat 95 located in a Residential R-2 Two-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 22' x 30' single-family dwelling on lots 620 (63 Leah St.) and 622 (57 Leah St.) that currently sit vacant of structures. The existing single-family dwelling on lot 621 will remain unchanged. Each lot consists of 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, all subject lots are substandard in land area and are recorded under the same ownership. The applicant is requesting a dimensional variance

in order to retain the lots separately and construct a one-family dwelling on each existing vacant lot.

SWAP, INC. AND RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION: 78 & 82 Rugby Street and 2, 4 & 5 Dayton Court, Lots 879, 851, 850, 756 & 754 on the Tax Assessor's Plat 54 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed reconfiguration of the aforementioned 5 lots into 3 new lots. One new lot would contain approximately 6,064 square feet of land area upon which a new 36' x 42' two-family dwelling would be constructed at 78 Rugby Street (corner Dayton Court), a second new lot containing 5,593 square feet of land area upon which a new 36' x 42' two-family dwelling would be constructed at 5 Dayton Court, and a third new lot would be created consisting of 2,568 square feet of land area upon which a new 26' x 24' single-family dwelling would be constructed at 4 Dayton Court. The applicant is requesting a dimensional variance from regulations governing the rear yard setback requirements for 78 Rugby Street, side yard setback for 5 Dayton Court, and the rear yard setback for 4 Dayton Court, which also requires relief from the lot area

conformance requirement pursuant to Sections 105.3 and 304. The subject lots total approximately 14,225 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376